



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN LEO DAVENPORT, MEMBERS BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., JOHN KORKOSZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, VICTOR BALANOS – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

SUBJECT:

Approval of the minutes of the December 7, 2006 Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS

MINUTES:

There was no discussion.

(6:04)

1-70

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance. Letters are on file for each of the requests.

Item 4 [VAR-18346]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 12 [ZON-17693]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 13 [SDR-17694]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 14 [VAR-17732]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 15 [SDR-17730]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 33 [VAR-18345]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 34 [SUP-18347]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 35 [SUP-18630]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 36 [SDR-18349]	Abeyance to 02/08/2007 Planning Commission Meeting

MR. KORKOSZ stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

He stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 11, 2007 Planning and Development Department Discussion Items

MINUTES – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY CELESTE appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

CHAIRMAN DAVENPORT announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN DAVENPORT read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-18269 - TENTATIVE MAP - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC - Request for a Tentative Map FOR A 192-UNIT CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:12 – 6:13)

1-308

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 1 – TMP-18269

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Vacation (VAC-0013-01), Rezoning (Z-0037-02), Variance (V-0041-02), and Site Development Plan Review (SDR-16919).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. The Final Map for this site shall show the existing right-of-way on Charleston Boulevard, including the right-of-way dedicated with Document No. #970820:01191. In addition, dedicate all additional right-of-way needed for a bus turnout and deceleration lane on Charleston Boulevard as shown on the approved civil improvement plans. On the Final Map, clearly distinguish existing right-of-way from the right-of-way being dedicated on the map.
7. Private drives shall be labeled on the Final Map for this site as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 1 – TMP-18269

CONDITIONS – Continued:

8. Obtain an Occupancy Permit as necessary for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-16919 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-18348 - TENTATIVE MAP - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC - Request for a Tentative Map FOR A 201 LOT SINGLE FAMILY DEVELOPMENT on 17.90 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment (APN 126-13-510-002), PD (Planned Development) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 12 as follows:

12. The entrance drive as shown shall not be gated unless otherwise approved by the City Traffic Engineer prior to the submittal of a Final Map for this site.

– UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

Item 2 [TMP-18348] was under the Consent portion of the agenda and was brought forward for discussion at JOHN KORKOSZ'S request, Planning and Development Department.

MR. KORKOSZ stated this proposal meets the City's development standards and recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

MINUTES – Continued:

BART ANDERSON, Public Works Department, amended Condition 12 regarding the gating of the entrance drive.

CHRIS FLUTIE, 6655 South Cimmaron, appeared on behalf of the applicant and agreed to the amended condition.

In response to COMMISSIONER GOYNES' inquiry, MR. ANDERSON explained this condition requires the applicant to prove the entrance drive can be gated before staff can approve the installation of the gate.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:13 – 6:15)

1-340

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Cliff's Edge Master Development Plan Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. If not already constructed by the Master Developer, construct half street improvements on Egan Crest Drive, including appropriate overpaving adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

11. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements, if any, in the public rights-of-way adjacent to this site.
12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The entrance drive as shown shall not be gated.
13. Public drainage easements must be common lots or within private streets that are to be privately maintained by a homeowners' association for all public drainage not located within existing public street right-of-way.
14. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Show and dimension the common lots and adjacent right-of-way on the Final Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that the private streets have been designed without knuckles.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC -
Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Bruce E. Bilten

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 3 – VAR-18250

CONDITIONS – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD - Request for a Special Use Permit FOR AN 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN, TO BE 320 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE THE TOWN CENTER STANDARDS REQUIRE A DISTANCE SEPARATION OF 330 FEET on 1.98 acres at the northeast corner of Kevin Way and Centennial Parkway (APN 125-20-402-007), T-C (Town Center) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Todd Foson

MOTION:

DUNNAM – APPROVED subject to conditions – Motion carried with TRUESDELL voting NO

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward for discussion upon COMMISSIONER DUNNAM’S request.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 5 – SUP-18316

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, recommended approval because the cell phone tower will be partially screened by the mini-storage buildings and will be placed at the maximum distance allowed by the site.

DEBBIE ADAMS, 8432 Justine Court, appeared on behalf of the applicant and concurred with staff's recommendation.

COMMISSIONER DUNNAM encouraged the applicant to meet with COUNCILMAN ROSS and the neighbors before this item is heard by the City Council.

MS. ADAMS stated this cell tower was for Verizon Wireless and would be a pine tree stealth design.

COMMISSIONER TRUESDELL observed that the proposed design would not camouflage the tower in any way.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:19 – 6:22)

1-553

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Wireless Communication Facility, Stealth Design use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the structure. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 5 – SUP-18316

CONDITIONS – Continued:

Public Works

5. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18336 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COX COMMUNICATIONS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 11.28 acres on the north side of Vegas Drive, approximately 1,065 feet west of Martin L. King Boulevard (APN 139-21-416-004, 005 and 012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Tina Denicole and Roy D. Clark

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward for discussion upon DEPUTY CITY ATTORNEY JAMES LEWIS' request.

JOHN KORKOSZ, Planning and Development Department, stated this application was for three proposed parking lots in that will comply with all parking lot standards. He recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

MINUTES – Continued:

ROY CLARK, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and agreed to all conditions.

PHILLIP RUDDICK, 2005 Rose Coral Avenue, expressed some confusion regarding the notice they received. MARGO WHEELER, Director of Planning and Development Department, explained the circle on the notice indicated the properties that were notified regarding this application.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:22 – 6:26)

1-648

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0136-94).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed parking lot. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plans and landscape plans, date stamped 11/28/06, except as amended by conditions herein.
4. A technical site/landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include landscape islands with a minimum width of five feet, as measured from the inside of the curbing, and minimum length equal to the length of the adjacent parking spaces where diamond-shaped parking lot planters are shown on the conceptual landscape plan.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

CONDITIONS – Continued:

6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Construct all incomplete half-street improvements on Stella Lake Street and Wheeler Peak Drive adjacent to this site concurrent with development of this site.
11. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

CONDITIONS – Continued:

issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18340 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,768 SQUARE FOOT CHILD CARE CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH TO ALLOW A FIVE FOOT WIDE BUFFER WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED ALONG THE EAST PROPERTY LINE on 2.27 acres on the south side of Atwood Avenue, approximately 300 feet west of Tenaya Way (APN 138-10-412-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Rick Poff

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with **COMMISSIONER DUNNAM** abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-15-97) is required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site/landscape plan date stamped 12/15/06, and building elevations date stamped 11/28/06 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a five-foot landscape buffer along the east property line.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

CONDITIONS – Continued:

6. Revised landscape plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect provide an additional two trees on the north, east, and west property lines
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. The office building on the adjacent pad site will require an additional Site Development Plan Review.

Public Works

14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

CONDITIONS – Continued:

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Site development to comply with all applicable conditions of approval for the Cheyenne Office Center Commercial Subdivision and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18344 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MONTERREY PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,128 SQUARE-FOOT RESTAURANT AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND THE BUILD-TO-LINE REQUIREMENT on the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Luis E. Rodriguez

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-15058 and SUP-15059) and Variance (VAR-15057) shall be required.
2. Site Development Plan Review (SDR-15055) is hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of 11 trees in the parking lot area and seven trees within the perimeter landscape buffer and all trees (parking lot and perimeter landscape buffer) shall reflect Town Center requirements of 36-inch box trees and shall be Mexican Fan Palm, Rio Grande Ash, Chitalpa, or Purple Robe Locust trees.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/28/06 except as amended by conditions herein.
6. A Waiver from the Town Center build-to-line standards is hereby approved, to allow a setback of 83 feet, two inches.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

CONDITIONS – Continued:

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

CONDITIONS – Continued:

- Town Center Standards concurrent with development of this site of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Unless already in place at the time of development, construct the full width of the proposed driveway accessing Azure Drive and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
 17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
 19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
 20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MICAH 6:8 HOLDING LP - Request for a Site Development Plan Review FOR A PROPOSED 534 SQUARE-FOOT ADDITION TO AN EXISTING RESTAURANT on 8.24 acres at 8721 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Sam C. Dunnam

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 9 – SDR-18369

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/29/06, except as amended by conditions herein.
3. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 9 – SDR-18369

CONDITIONS – Continued:

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
11. Site development to comply with all applicable conditions of approval for Z-71-00 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS, A WAIVER TO THE BUILD-TO-LINE REQUIREMENT AND A WAIVER TO REDUCE PARKING LOT LANDSCAPING on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Michael J. O’Connell

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

1. Conformance to the conditions for Rezoning (Z-76-98), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped (12/26/06), and the landscape plan date stamped 11/29/06 except as amended by conditions herein.
4. A Waiver from the Town Center Build-to-Line requirements is hereby approved, to allow a building setback of 20 feet where 15 feet is the standard.
5. A Waiver from 19.10.010(K) Figure Six is hereby approved, to allow reduced parking lot trees (six fewer than code requires) to be made up within the perimeter landscaping (two additional in the north landscape buffer and 12 additional in the south landscape buffer).
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

CONDITIONS – Continued:

- landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. The Idaho Locust trees along the Azure Drive street frontage shall be 36-inch box; 2. The Mexican Fan Palm trees along the Azure Drive street frontage shall be 25-foot high brown trunk.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
 8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
 9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

CONDITIONS – Continued:

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and Town Center Standards concurrent with development of this site of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. If not already constructed at the time of development, construct the full width of the driveway that will serve this site and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-18888 – DIRECTOR’S BUSINESS - PUBLIC HEARING - To hear and discuss the City of Las Vegas Strategic Plan and the Planning and Development Department Strategic Plan.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

No Staff recommendation

BACKUP DOCUMENTATION:

1. Submitted after final agenda – PowerPoint Presentation by Tom Perrigo

MOTION:

None required. A presentation was made.

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

TOM PERRIGO, Deputy Director, Planning and Development Department, gave a report on the Planning and Development Department’s strategic plans for the City. He noted the City’s and the Planning and Development Department’s vision and mission which emphasized dedication and service to the community. He stated the Planning and Development Department had taken the City’s Strategic Priority One as a guideline in creating priorities for the department. MR. PERRIGO then briefly described those priorities.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:26 – 6:29)

1-749

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-17693 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 12 – ZON-17693

CONDITIONS – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 13 – SDR-17694

MINUTES – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-17732 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
SF INVESTMENTS - Request for a Variance TO ALLOW A PROPOSED BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 60 FEET; AND TO ALLOW TWO PROPOSED TRASH ENCLOSURES 10 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 14 – VAR-17732

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17730 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17732 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS LLC - Request for a Site Development Plan Review FOR A 16,573 SQUARE FOOT RETAIL CENTER WITH AUTOMATIC AND SELF-SERVE CAR WASHES, AUTOMOBILE VACUUM STATIONS, AND A RESTAURANT WITH DRIVE-THROUGH on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 15 – SDR-17730

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-17737 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 16 [SUP-17737] and Item 17 [SDR-17735].

JOHN KORKOSZ, Planning and Development Department, recommended denial due to the applicant's request for waivers of the build-to-line requirement and the required landscape buffer as well as the request for a four-foot berm. He noted Condition 4 of Item 17 [SDR-17735] should be deleted to reflect changes in the applicant's most recently submitted site plan.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 16 – SUP-17737

MINUTES – Continued:

DAVE CLAPSADDLE, 1711 Whitney Mesa Drive, Henderson, with RON HUTCHINS, Del Architecture, appeared on behalf of the applicant. MR. CLAPSADDLE briefly described the area surrounding the proposal and emphasized the character of the intersection as a gateway to Town Center. He briefly went over the history of the site and the site plans that were previously submitted and noted staff's concerns with the failure to meet the setback requirement for Building G and the lack of planning for Guilliano Street.

MR. CLAPSADDLE explained that the majority of staff's concerns had been addressed with this revised site plan, but noted the berm was still needed to shield the headlights of vehicles in the drive-through. He also pointed out the site's elevation differences made meeting the setback requirements very difficult and emphasized the applicant's efforts to meet those requirements.

In response to TODD FARLOW'S inquiry, Las Vegas resident, MR. CLAPSADDLE pointed out Guilliano Street would be a cul-de-sac, as requested by the Fire Department, and would provide additional access to the site.

MR. CLAPSADDLE informed COMMISSIONER GOYNES that the tenant for the drive-through restaurant had not been established and then briefly described how traffic would flow through the site.

COMMISSIONER TRUESDELL thanked MR. CLAPSADDLE for revising the location of the drive-through and stated his support.

COMMISSIONER STEINMAN observed that the supper club's handicapped parking was inconvenient. MR. CLAPSADDLE and MR. HUTCHINS pointed out the handicapped parking locations and noted that the proposed parking met the City's requirements. COMMISSIONER STEINMAN expressed his support and complimented the applicant's efforts to address staff's concerns.

In response to CHAIRMAN DAVENPORT'S questioning, MR. HUTCHINS explained the top level of the parking garage would be the ground level for the buildings and that all handicapped parking would be on the building level.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 16 [SUP-17737] and Item 17 [SDR-17735].

(6:29 – 6:47)

1-855

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 16 – SUP-17737

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17735) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17735 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Site Development Plan Review FOR A 42,790 SQUARE FOOT RETAIL SHOPPING CENTER WITH WAIVERS OF THE BUILD-TO-LINE REQUIREMENT AND TO ALLOW 15 FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THRU AISLE WHERE 25 FEET IS REQUIRED on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions with the deletion of Condition 4 – **UNANIMOUS**

To be heard by City Council on 02/07/2007

NOTE: An initial motion for APPROVAL subject to conditions by TRUEDELL was RESCINDED by TRUEDELL. Both motions carried unanimously.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

MINUTES:

See Item 16 for related discussion.

(6:29 – 6:47)

1-855

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning [Z-0076-98(11)], Special Use Permit (SUP-17737) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 1/03/07, landscape plan date stamped 1/04/07, and building elevations date stamped 12/27/06, except as amended by conditions herein.
4. A Waiver from the Town Center Design Standards is hereby approved, to allow a 15-foot landscape buffer adjacent to a drive through.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Properly striped and located parking spaces shall be provided to accommodate 11 handicapped accessible parking spaces.
14. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along Durango Drive.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate the additional right-of-way on Centennial Parkway necessary for right turn lanes in accordance with Standard Drawing No. 201.1 and on Durango Drive for a bus turnout acceptable to the City Traffic Engineer prior to the issuance of any permits. In addition, dedicate 23.5 feet of right-of-way adjacent to this site for Juliano Road, including the appropriate area required for a cul-de-sac, prior to the issuance of any permits. Alternatively, record a Petition of Vacation for the existing portions of Juliano Road prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

17. Construct all incomplete half-street improvements on Durango Drive and Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Construct half-street improvements, including the cul-de-sac bulb with sufficient asphalt improvements acceptable to the Fire Protection Engineering Section of the Department of Fire Services and appropriate overpaving, on Juliano Road adjacent to this site concurrent with development of this site if the existing right-of-way is not vacated.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant pedestrian access easements for all public sidewalk located outside of public street right-of-way, if any, prior to the issuance of any permits for this site.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center standards and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18403 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail (APN, multiple), Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report (Not Applicable)
2. Supporting Documentation
3. Justification Letter

MOTION:

TRUEDELL – APPROVED – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated the requested amendment of the Cultural Corridor multi-use transportation trail will increase access to the downtown area and provide better connectivity between the north and south sides of US95. He recommended approval.

MARGO WHEELER, Director of Planning and Development Department, assured COMMISSIONER TRUEDELL that the children's museum and the performing arts center would still be pedestrian accessible.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 18 – GPA-18403

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(6:47 – 6:49)

1-1495

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18558 - GENERAL PLAN AMENDMENT- PUBLIC HEARING -
APPLICANT/OWNER: TANGAMANGA LLC - Request for a General Plan Amendment
FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on
0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), Ward 3
(Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 19 [GPA-18558] and Item 20 [SDR-17221].

ANDY REED, Planning and Development Department, stated this proposal is compatible with and similar to existing uses and zoning in the area. He recommended approval. He suggested an additional condition for Item 20 [SDR-17221] regarding a reversionary map which is needed to allow the staff to treat the subject parcels as one lot.

JENNIFER TOMANGA, 5195 South Durango Drive, appeared on behalf of the applicant, accepted staff's conditions and respectfully requested approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 19 – GPA-18558

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his opposition to the proposed apartments and stated his preference for more owner-occupied housing in the area.

MS. TOMANGA stated the applicant was trying to match already existing development in the area.

COMMISSIONER EVANS acknowledged MR. FARLOW'S concerns, but noted the applicant is proposing a use that is beneficial to the area.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 19 [GPA-18558] and Item 20 [SDR-17221].

(6:49 – 6:53)

1-1565

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-17221 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18558 - PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a Site Development Plan Review FOR A PROPOSED 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- Coordinate with the City Surveyor to determine whether a reversionary map or other map is necessary. If such a map is required, it shall record prior to the issuance of the building permit.
- **UNANIMOUS**

To be heard by City Council on 02/07/2007

MINUTES:

See Item 19 for related discussion.

(6:49 – 6:53)
1-1565

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 20 – SDR-17221

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 12/05/06 except as amended by conditions herein.
3. A Waiver from Title 19.10.010 J4 is hereby approved, to allow no landscape islands or fingers in the parking lot, and to allow no parking lot trees.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 20 – SDR-17221

CONDITIONS – Continued:

buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the Department of Building and Safety to determine whether a mapping action is necessary to remove the parcel lines; comply with the recommendations of the Department of Building and Safety.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18196 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007), Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – HOLD IN ABEYANCE Item 21 [ZON-18196] and Item 22 [SDR-17727] to the 01/25/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 21 [ZON-18196] and Item 22 [SDR-17727].

JOHN KORKOSZ, Planning and Development Department, stated the revised site plan is an improvement in terms of usable open space and the reduced number of private drives. He recommended approval.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant and agreed to all conditions.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 21 – ZON-18196

MINUTES – Continued:

RICK PLUMMER, 5404 Verbena Creek Court, appeared in opposition and stated he is a board member of the neighboring homeowner's association. He stated the proposed two-story development with its proposed density of four units per acre is inconsistent with the existing neighborhood. He also noted the developer had not made any attempts to meet with the neighbors.

MR. CUNNINGHAM stated he had been unaware of any opposition, but stated he would be willing to hold the item for two weeks in order to meet with the neighbors and address their concerns.

COMMISSIONER GOYNES commended MR. CUNNINGHAM'S efforts to be a good neighbor.

MARGO WHEELER, Director of Planning and Development Department, stated she could support holding the item for two weeks since she did not anticipate any changes to the application.

COMMISSIONER GOYNES encouraged MR. CUNNINGHAM to discuss these applications with the City Council as well.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 21 [ZON-18196] and Item 22 [SDR-17727].

(6:53 – 6:58)

1-1725

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-17727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18196 - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Site Development Plan Review FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – HOLD IN ABEYANCE Item 21 [ZON-18196] and Item 22 [SDR-17727] to the 01/25/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

See Item 21 for related discussion.

(6:53 – 6:58)
1-1725

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18203 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 23 [ZON-18203], Item 24 [VAR-18204] and Item 25 [SDR-18202].

ANDY REED, Planning and Development Department, stated the variance and landscape waivers will allow traffic circulation between this site and existing development. He noted the proposed use is allowed within this zoning district and recommended approval.

BRUCE NOBLE, 3712 Browning Drive, requested clarification of Condition 12 and 15 of Item 25 [SDR-18202].

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, explained that Condition 12 is a standard condition requiring that Fire Services have access to hydrants and similar services prior to construction, in the event there is a fire during construction.

BART ANDERSON, Planning and Development Department, explained that Condition 15 is a standard condition requiring that the applicant pave any driveways that will be used during construction. MR. NOBLE questioned the requirement that he pave property he does not own. MR. ANDERSON responded that any driveway that would be used to provide access would be required to be paved and that MR. NOBLE would need a joint access agreement with the owner of the adjacent property.

COMMISSIONER TRUESDELL observed that he was being asked to make a decision on a site plan that was lacking a needed joint access agreement and suggested that an alternative site plan that did not need a joint access agreement be considered instead. MR. ANDERSON explained a joint access agreement was mandatory between MR. NOBLE and the property to the west, but was not needed for the property to the east, and also noted that the conditions could be modified to require those joint access agreements.

CHAIRMAN DAVENPORT suggested the items be held in order to give MR. NOBLE an opportunity to meet with his neighboring property owners.

TODD FARLOW, 240 North 19th Street, stated the public is at a disadvantage because of the lack of access to information about this proposal.

MARGO WHEELER, Director of Planning and Development, noted the parking lot meet Code requirements if one parking space were lost due to the lack of access to the eastern property.

WILLA CHANEY, 1260 West Owens Avenue, owner of the eastern property, acknowledged that she had not been required to pave her driveway, but expressed her opposition to blocking access between her property and MR. NOBLE'S property. She informed CHAIRMAN DAVENPORT that she would be willing to enter into a joint access agreement with MR. NOBLE, but DEPUTY CITY ATTORNEY JAMES LEWIS stated an oral agreement could not be considered by the Commissioners.

MR. ANDERSON suggested amending Condition 16 of Item 25 [SDR-18202] to require two joint access agreements and MR. NOBLE accepted that amendment.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

MINUTES – Continued:

COMMISSIONER STEINMAN noted that MR. NOBLE has no right to improve property he does not own.

COMMISSIONER GOYNES encouraged MR. NOBLE to meet with his neighbors since they appeared to be willing to work with him, but also expressed concern with the design of the building. He stated he could not support the proposed building due to the lack of architectural detail within the site plan.

COMMISSIONER TRUESDELL expressed his concern with the lack of landscaping and the build-to-line requests, stating a smaller building could result in a better development.

MS. WHEELER informed MR. NOBLE that any private agreements that suggested he had permission to build at the zero lot line were not recognized by the City.

COMMISSIONER EVANS acknowledged the site plan is not perfect, but stated the Commissioners' concerns could be addressed. However, he noted that the applicant appeared to have no desire to amend the plan, regardless of whether the items are held or denied.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 23 [ZON-18203], Item 24 [VAR-18204] and Item 25 [SDR-18202].

(6:58 – 7:22)

1-1920

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18202) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

CONDITIONS – Continued:

with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with EVANS voting NO

To be heard by City Council on 02/07/2007

MINUTES:

See Item 23 for related discussion.

(6:58 – 7:22)
1-1920

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18202 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18203 AND VAR-18204 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Site Development Plan Review for a PROPOSED 3,997 SQUARE FOOT SHOPPING CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW NO PERIMETER LANDSCAPING ALONG THE EAST AND WEST PROPERTY LINES WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A THREE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; AND TO ALLOW AN 11 FOOT WIDE BUFFER ALONG THE SOUTH PROPERTY LINE, WHERE A 15 FOOT WIDE BUFFER ADJACENT TO A PUBLIC RIGHT-OF-WAY IS REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with DAVENPORT, EVANS and STEINMAN voting NO

To be heard by City Council on 02/07/2007

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 25 – SDR-18202

MINUTES:

See Item 23 for related discussion.

(6:58 – 7:22)

1-1920

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18299 - VARIANCE - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Variance TO ALLOW 40 PARKING SPACES WHERE 48 SPACES ARE REQUIRED on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 26 [VAR-18299] and Item 27 [SUP-18298].

ANDY REED, Planning and Development Department, stated the applicant has created a self-imposed hardship by not providing sufficient parking for the proposed use and recommended denial.

GWEN BRAIMOH, owner of Expertise School of Beauty LLC, explained that the proposed cafe would only serve the school's students, staff and customers.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 26 – VAR-18299

MINUTES – Continued:

COMMISSIONER STEINMAN observed that the school is coping with a current parking issue and that the proposed café would depend largely on walk-in customers.

COMMISSIONER GOYNES agreed with MS. BRAIMOH'S explanation that this application would provide a cafeteria for the school. TRINA GILES, 8212 Fulton Ranch Street, the applicant, concurred.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 26 [VAR-18299] and Item 27 [SUP-18298].

(7:22 – 7:30)

1-3057

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-136-94) and Site Development Plan Review (SDR-6140) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18298 - SPECIAL USE PERMIT RELATED TO VAR-18299 - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Special Use Permit FOR A RESTAURANT LESS THAN 2,000 SQUARE FEET WITHOUT DRIVE-THROUGH on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 02/07/2007

MINUTES:

See Item 26 for all related discussion.

(7:22 – 7:30)

1-3057

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-136-94) and Site Development Plan Review (SDR-6140) if approved.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 27 – SUP-18298

CONDITIONS – Continued:

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18312 - VARIANCE - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN TO BE A MINIMUM 184 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

14

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – 14 opposition emails and one support email by Commission Steinman

MOTION:

- TRUEDELL – APPROVED** subject to conditions and adding the following condition –
- The approval of the Variance is for a wireless communication facility, stealth design, not to exceed a height of 60 feet.
 - Motion carried with DUNNAM voting NO

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 28 [VAR-18312] and Item 29 [SUP-18314].

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 28 – VAR-18312

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, stated the applicant is proposing a 24 percent deviation of the residential adjacency setback and is also requesting the lights of the stealth tower 10 feet higher than what the Code permits. He recommended denial.

MARGARET CEFALU, Spectrum Surveying & Engineering, 7351 West Charleston Boulevard, appeared on behalf of the applicant. She explained this tower is needed as customer demand has increased and that T-Mobile's goal was to have cell phone towers at one mile intervals. She stated the intent was to have the stealth light pole match the existing light poles.

COMMISSIONER TRUESDELL stated he could support the applications if the applicant would replace the existing light standard which is furthest from the residential area with the stealth light standard and if the lights remain at the same elevation as the existing lights. MS. CEFALU agreed to work with the landlord to meet those requests. COMMISSIONER TRUESDELL also requested the height of the tower be limited to 60 feet, but MS. CEFALU expressed her reluctance to agree to that limitation without meeting with the project's engineers. She further explained that fewer towers would be needed if the tower were permitted to be 80 feet high. COMMISSIONER TRUESDELL expressed his support for a 60 foot tower which would prevent another cell provider to share the tower.

COMMISSIONER STEINMAN noted he had receive several protest emails and one approval email, but observed that this proposal was a very innovative approach to stealth cell phone towers. He also acknowledged that the high use of cell phones along major traffic routes was pulling away service from the residential areas and created the need for cell towers in residential areas.

COMMISSIONER DUNNAM strongly encouraged the applicant to meet with the neighbors.

COMMISSIONER EVANS noted the strong demand for more cell phone coverage, but observed that staff is recommending denial because the proposed tower does not meet the Code requirements.

MARGO WHEELER, Director of Planning and Development Department, assisted COMMISSIONER TRUESDELL in the crafting of the additional conditions regarding the height and placement of the stealth cell tower.

COMMISSIONER TROWBRIDGE encouraged MS. CEFALU to seek innovative designs and locations for her future cell phone tower. COMMISSIONER EVANS concurred.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 28 – VAR-18312

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 28 [VAR-18312] and Item 29 [SUP-18314].

(7:30 – 7:51)

1-3485

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-18314) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18314 - SPECIAL USE PERMIT RELATED TO VAR-18312 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

14

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – 14 opposition emails and one support email by Commission Steinman

MOTION:

TRUEDELL – APPROVED subject to conditions and adding the following conditions:

- The Use Permit reduced to 60-foot height, wireless communications facility.
- The facility shall be in the location of the northwest light standard in the existing parking facility with lights being at the vertical height equal to those of the existing lights and shielded.
- Motion carried with DUNNAM voting NO

To be heard by City Council on 02/07/2007

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 29 – SUP-18314

MINUTES:

See Item 28 for all related discussion.

(7:30 – 7:51)

1-3485

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning Z-20-98 and Site Development Plan Review Z-20-98(1) if approved.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-18312) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the structure on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18161 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI - Request for a Variance TO ALLOW A REAR SETBACK OF 12 FEET WHERE 15 FEET IS REQUIRED TO ENCLOSE AN EXISTING PATIO ON AN EXISTING SINGLE FAMILY RESIDENCE on 0.15 acres at 3941 Costa Mesa Avenue (APN-140-31-211-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter from Colm Ryan
6. Submitted at meeting – Letter of support from David and Candice Darling by Henry J. Stazenski

MOTION:

TROWBRIDGE – APPROVED subject to conditions, amending Condition 1 as follows:

1. This approval shall be void one year from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

And adding the following condition:

- A six-foot block wall along the rear property line.
- UNANIMOUS

To be heard by City Council on 02/07/2007

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 30 – VAR-18161

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated this application was a self-imposed hardship and recommended denial. He suggested amending Condition 1, if the application was approved, to state approval is for one year rather than two.

HENRY STAZENSKI explained he had replaced the screens which enclosed the patio with wood approximately eight years ago. He confirmed for CHAIRMAN DAVENPORT that his adjacent neighbors had no objections to his application and submitted a letter of support. He agreed to all conditions.

COMMISSIONER TROWBRIDGE complimented MR. STAZENSKI on the attractiveness of the enclosed patio and requested that he replace the existing chain link fence with a block wall.

MR. STAZENSKI stated he had plans for an eight foot block wall for his backyard, and MARGO WHEELER, Director of Planning and Development Department, explained that six feet was the maximum height permitted by Code.

MR. STAZENSKI assured COMMISSIONER EVANS that he had no intention of renting out his room addition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:51 – 7:55)

2-546

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KAYLA J. WELLS - Request for a Variance TO ALLOW AN EXISTING CARPORT 10 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.14 acres at 345 Wisteria Avenue (APN-138-36-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

8

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter from Hugh Jenkins
6. Submitted at meeting – Support petition with seven signatures by Kayla J. Wells and one support email by Councilwoman Tarkanian's office

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated this application is a self-imposed hardship and recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 31 – VAR-18179

MINUTES – Continued:

KAYLA WELLS submitted a support petition from her neighbors and explained she had not been aware that she needed a permit to install her existing carport. She emphasized that the carport did not cause any visibility problems for traffic, that she kept her property in good condition and that her neighbors had no objection to the carport.

DEBRA MURRAY, 344 Xavier Street, appeared in support and reiterated that MS. WELLS keeps her property in great condition and that the carport is not a problem. REYNALDO MENDOZA, 301 View Drive, also appeared in support because he would like to build a similar carport on his property.

COMMISSIONER EVANS noted that MS. WELLS had made every effort to mitigate the impact her carport has on her neighborhood. MS. WELLS informed COMMISSIONER EVANS that the company that had installed her carport had since gone out of business. COMMISSIONER EVANS observed that the reason many carports are not permitted is because they are not properly anchored and can become hazardous in windy conditions.

COMMISSIONER STEINMAN complimented MS. WELLS on the attractiveness of her carport, but noted her neighborhood also had great examples of unsafe and unattractive carports.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:55 – 8:06)

2-707

CONDITIONS:

Planning and Development

1. This approval shall be void one year from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. The existing carport must remain open on all sides such as not to create sight visibility problems.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18325 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC. - Request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE NOT PERMITTED on 0.25 acres at 1506 5th Place (APN 162-03-213-032), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Three Approval Letters
6. One Telephonic Approval
7. Submitted after final agenda – Protest letter by Diana Fountos

MOTION:

TRUEDELL – DENIED – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated this request is inconsistent with existing fencing in the area and recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 32 – VAR-18325

MINUTES – Continued:

ARIELLE GAINSBURG, 1508 Houssels Avenue, appeared on behalf of the applicant and explained the fence was needed for security. She pointed out the neighbors would have called or written letters of approval and also noted the location of the fence and how it would be constructed.

TODD FARLOW, 240 North 19th Street, asked the Commissioners if a blind corner could result if this application is approved. THOMAS GOODS, 674 Oakey Boulevard, appeared in opposition. He confirmed that this intersection would have a blind corner if this application is approved and noted that only five homes in the development have fences.

MS. GAINSBURG responded that the fence would be wrought iron at the corner and visibility would not be a problem.

In response to COMMISSIONER EVANS' request for clarification, MS. GAINSBURG explained the request was for a five foot solid block wall with three feet of wrought iron on top. COMMISSIONER EVANS noted the Code permits five foot walls with the top three feet of decorative iron and stated he could not support a solid block wall at this location since it would attract graffiti and create a traffic hazard. COMMISSIONER EVANS suggested a fence which did not exceed the Code's height restrictions and which would be made up of a combination of block and wrought iron as a compromise.

COMMISSIONER GOYNES expressed concern with the possibility that this residence is being used for non-profit business purposes.

COMMISSIONER TRUESDELL stated he could not support this application and expressed his support for staff's findings.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:06 – 8:35)

2-1056

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES INC - Request for a Variance to ALLOW A 13.9 FOOT HIGH PERIMETER WALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road (APN: 138-08-116-020 and 021), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Erin Heimgartner

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 33 – VAR-18345

CONDITIONS – Continued:

requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

(6:05 – 6:12)

1-81

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
GRAND TETON LODGE LAND LLC - Request for a Special Use Permit FOR A
 PROPOSED 800 SQUARE FOOT CAR WASH, FULL SERVICE on 2.71 acres on the
 northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U
 [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of
 Intent to C-1 (Limited Commercial), Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Gary Kronenberg

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

(6:05 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18630 - SPECIAL USE PERMIT RELATED TO SUP-18347 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Gary Kronenberg

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated Item 4 [VAR-18346], Item 34

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 35 – SUP-18630

MINUTES – Continued:

[SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

(6:05 – 6:12)

1-81

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 AND SUP-18630 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LLC - Request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Gary Kronenberg

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 36 – SDR-18349

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

(6:05 – 6:12)

1-81

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18218 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6020 West Craig Road, Suite #140 (APN 138-02-611-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated there are no protected uses within 400 feet of this request and recommended approval. He also noted that the applicant had suggested limited hours of operation.

DEIRDRE BONNER, 6020 West Craig Road, Suite #140, appeared on behalf of the applicant, agreed to all condition and respectfully requested approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 37 – SUP-18218

MINUTES:

In response to COMMISSIONER DUNNAM'S inquiry, MS. BONNER stated that her restaurant is not equipped with a drive-through.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:35 – 8:38)

2-1637

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0081-02), Site Development Plan Review (SDR-4995), and Master Sign Plan (MSP-5696).
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A ZERO FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 6032 West Cheyenne Avenue (APN 138-12-416-006), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter from Felicia Mitchell

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with **DAVENPORT** and **DUNNAM** voting **NO** and **TRUESDELL** abstaining as he owns an interest in the adjacent shopping center

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 38 – SUP-18266

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, stated the request is a self-imposed hardship and recommended denial.

ATTORNEY BILL CURRAN, 300 South 4th Street, appeared on behalf of CRAIG MCCALL, who was also present. ATTORNEY CURRAN noted the distance separation requirement was intended to prevent the over-saturation of payday loan stores rather than pawn shops and that there are no other pawn shops within a mile and a half of this location. He emphasized that pawn shops are highly regulated and that his client has operated several pawn shops without incident throughout the Las Vegas Valley. ATTORNEY CURRAN also pointed out the high-quality and up-scale nature of this pawn shop and stated this shop would replace an existing pawn shop. He suggested limited hours of operation and respectfully requested approval.

DONNA HOFMEISTER, 3093 Woods Drive, appeared in opposition. She pointed out that this location is inappropriate for this proposed use since the majority of pawn shops are located in highly commercialized area and there are already several pawn shops in the area. BRENDA LOVATO, 3316 Terra Bella Drive, concurred and noted that an existing used car dealership in the area is adding to the decline in quality of line in the area.

COMMISSIONER GOYNES suggested that Code Enforcement verify that the used car dealership is operating legally.

TODD FARLOW, 240 North 19th Street, appeared in support and observed that the applicant runs several well-maintained and well-managed pawnshops throughout the Las Vegas Valley. He also noted that this business could serve as a draw for other businesses in this shopping center.

ATTORNEY CURRAN stated his client intended to purchase, improve and manage this shopping center.

COMMISSIONER GOYNES expressed his support and concurred with MR. FARLOW'S statements. He observed that the majority of the applicant's revenue would be from retail jewelry sales and stated this proposal will enhance the area.

ATTORNEY CURRAN informed COMMISSIONER STEINMAN that MR. McCALL accepted firearms as collateral, but did not offer them for resale to the public. ATTORNEY CURRAN also stated that approximately 3 percent of his business was through payday loans, but noted that not offering that service would make his client less competitive. With regards to the Las Vegas Metropolitan Police Department, ATTORNEY CURRAN assured COMMISSIONER STEINMAN that MR. McCALL had their highest recommendation.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 38 – SUP-18266

MINUTES – Continued:

COMMISSIONER TROWBRIDGE expressed his support as he did not see this application presenting a saturation problem or as a detriment to the neighborhood.

COMMISSIONER DUNNAM informed MS. HOFMEISTER and MS. LOVATO that Code Enforcement was investigating the used car dealership. He disagreed with ATTORNEY CURRAN'S statement that not offering payday loans at this location would negatively impact MR. McCALL. He stated he could not support this application because it could be the beginning of a dangerous proliferation of these types of businesses in this area.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:38 – 9:00)

2-1724

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0120-78), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 02/07/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – DENIED – UNANIMOUS

This is Final Action

NOTE: COMMISSIONER EVANS disclosed that he is a City appointee to the Board of the Neon Museum which may be within the notice area; however, he did not have a financial interest in this matter and did not feel that it would compromise his vote and he would vote on this matter.

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 39 – SUP-18279

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, stated this is the second expansion to the blood plasma center. While he acknowledged existing concerns with the business, the business could operate in a harmonious and compatible manner with surrounding uses. He recommended approval.

MICHAEL GOLD, 2410 Lillyvale Avenue, Los Angeles, appeared on behalf of the applicant, agreed with all conditions and respectfully requested approval.

TODD FARLOW, 240 North 19th Street, appeared in opposition. He stated this area is in transition and the continued presence of the plasma center is having a negative impact on the neighborhood. MARILYN GILLESPIE, 900 Las Vegas Boulevard North, Director of the Las Vegas Natural History Museum, appeared on behalf of the Cultural Corridor. She stated her opposition because this use is inappropriate for and detrimental to the redevelopment of this area. DAN ROMANO, 733 10th Street, and STEVE FRANKLIN, 556 Ellen Way, concurred.

MR. GOLD explained the expansion was needed to provide a more comfortable waiting area for the center's donors and was not intended to increase business. He emphasized this expansion would benefit the neighborhood by preventing donors from congregating outside. He also added that the center has high requirements for people who wish to donate.

COMMISSIONER EVANS stated he could not support this application because expanding the plasma center would not enhance the general plan and is incompatible with the neighborhood. He argued the initial approval of the plasma center had been a bad zoning decision, that the request does not meet the parameters of a Special Use Permit and added that he would not support this application.

COMMISSIONER TRUESDELL commented that the presence of the plasma center contributed to the perception that there is no safe passage between Fremont Street and the Cultural Corridor. He stated denying this expansion could encourage the applicant to seek a more appropriate location for his expansion which, in turn, could lead to the development of more suitable businesses at this location.

COMMISSIONER GOYNES concurred with COMMISSIONER TRUESDELL and encouraged the applicant to investigate locations within the medical district.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(9:00 – 9:15)

2-2701

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KATHRYN EFFINGER - OWNER: ARTEMUS W. HAM III TRUST - Request for a Special Use Permit FOR A TAVERN, LIMITED ESTABLISHMENT at 512-514 Fremont Street (APN 139-34-611-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated this use is appropriate for the area and recommended approval.

CATHY EFFINGER, 512-514 Fremont Street, appeared on behalf of the applicant, agreed to all conditions and respectfully requested approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 40 – SUP-18377

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(9:15 – 9:16)
2-3478

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.
5. The property owner shall be required to participate in a proportionate share of the Entertainment District Streetscape Project, to be implemented and constructed by the City of Las Vegas.
6. Conformance to all Minimum Requirements of Title 19.06.120 and Title 6.50.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

TRUESDELL – ABEYANCE to the 01/25/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, noted two changes to this proposed text amendment. He stated that staff had decided to develop a separate text amendment related to mixed-use facilities and restricted gaming licenses and he pointed out changes to airport overlay regulations to have the City's site development plan review coincide with Clark County's review process.

GREG BORGEL, 300 South 4th Street, suggested two areas in need of further review. He expressed concern with the lack of accommodation for so-called "spectacular" mixed-use projects with gaming and emphasized those types of projects should be considered in conjunction with this ordinance, rather than separately as suggested by staff. Regarding the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 41 – TXT-17570

MINUTES – Continued:

changes to the airport overlay regulations, MR. BORGEL expressed concern because requiring the approval from the FAA be granted before the application is heard by the Planning Commission could result in delaying projects for several months to over a year. He pointed out the existing procedures sufficiently protected the public without causing undue delay to the developers.

In response to COMMISSIONER TRUESDELL'S request for clarification, MR. FAGG gave a brief description of the approval process and the documents the applicant would be required to submit before the application could be presented to the Commissioners. While MR. FAGG acknowledged the process would be more time-consuming, he pointed out the changes would ensure that the Commissioners would see the same project that would be presented to the City Council and that the public notice would accurately describe the project, reducing the risk of confusing the public.

MARGO WHEELER, Director of Planning and Development Department, further explained that the proof of FAA approval could be submitted at three different times: when the applicant applied for building permits, when the applicant appeared before the City Council, or when the applicant appeared before the Planning Commission. Under the current process, proof of FAA approval is submitted when the applicant applies for building permits. The changes to the process would require that proof be submitted when the applicant appears before the Planning Commission.

CHAIRMAN DAVENPORT concurred with staff's concern that the current process can be confusing for the public.

COMMISSIONER DUNNAM supported MR. BORGEL'S argument and emphasized the importance of allowing the various jurisdictions approval procedures to run parallel in order to speed the development process. He acknowledged staff's concerns, but stated he could not support additional delay in the process.

COMMISSIONER TRUESDELL requested any changes to the process be circulated to all interested parties so the Commissioners will be prepared to take action when this item is heard in two weeks.

In response to COMMISSIONER TRUESDELL'S inquiry, MR. FAGG explained staff had intended to create a separate Special Use Permit category for non-restricted gaming facilities with a mixed-use component. He reasoned that spectacular mixed-use projects are distinctive

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 41 – TXT-17570

MINUTES – Continued:

enough to warrant a separate category. COMMISSIONER TRUESDELL observed that a separate category would limit the areas where those projects could be developed.

MS. WHEELER noted that any projects currently being considered would be allowed to move forward under the existing process. She also informed COMMISSIONER TRUESDELL that this ordinance would not go into effect until other related ordinances were finalized.

COMMISSIONER TROWBRIDGE commented that requiring the FAA approval before the building permits are issued is appropriate and noted that increased bureaucracy translated into increased cost to the developer and consumer. He encouraged allowing the processes to run concurrently, but suggested the developers acknowledge the restrictions on building height and develop accordingly.

In response to COMMISSIONER TROWBRIDGE'S request for clarification, MR. FAGG explained that credits would be given to developments built in close proximity to mass transit projects already identified by the Regional Transportation Commission of Southern Nevada.

COMMISSIONER STEINMAN stated additional delay in the process is unfair and expensive burden upon the applicants and expressed his support for allowing the existing process to remain. He also mentioned his disappointment that major mixed-use projects were not addressed in this text amendment.

COMMISSIONER EVANS acknowledged the high costs of development, but emphasized his concern for public safety. In his opinion, the existing process was backwards.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(9:16 – 9:48)

2-3567

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-18023 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Subdivision Ordinance and the Las Vegas Zoning Code to update and revise various Title 18 and Title 19 requirements and make corrections and clarifications as appropriate.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be forward to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated this proposed amendment is meant to correct portions to Title 18 related to mapping and the recording of maps. This amended to correct any invalid references within Title 18, to correct signature blocks related to final, reversionary and tentative maps and it would correct references to site visibility zones. He noted the latest revision was intended to correct any clerical errors

COMMISSIONER TRUEDELL observed these corrections would clarify the City's subdivision code and expressed his support.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(9:48 – 9:50)
3-968

CONDITIONS:

Planning and Development

1. Title 18.08.030(B), “Approval – Conformance With Zoning Requirements,” is hereby amended as follows:
 - (B) In cases where approval of a rezoning or a site development plan review is necessary before a tentative map can be approved:
 - (1) The Director ~~may~~ must withhold presentation of the tentative map to the Planning Commission until at least two weeks after the City Council’s final approval of the rezoning or site development plan review application, or both; and
 - (2) The Director may extend the time for reviewing the tentative map if the Council’s rezoning or site development plan approval requires that additional issues be addressed or changes made before map approval can occur; and
 - (3) In cases where a rezoning is unnecessary and Planning Commission has final approval of a site development plan review application, no tentative map application shall be accepted until the Planning Commission has approved the site development plan review application.
2. Title 18.08.100, “Tentative Map Requirements,” is hereby amended as follows:

18.08.100 TENTATIVE MAP REQUIREMENTS

A tentative map shall indicate, without limitation:

 - (A) Demonstration of compliance with the necessary streets, traffic circulation and access points, driveways, site visibility restriction zones, residential parking, walls, and landscaping requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; preliminary drawings must contain sufficient information to demonstrate compliance with good traffic control practices, applicable standards and ordinances as determined by the City Traffic Engineer. and

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

- (B) Any and all trails that are necessary to be provided in accordance with the City's Master Plan and ordinances.
- 3. Title 18.08.110(B)(3), "Proposed Perimeter Grades," is hereby amended as follows:
 - (3) Shows the maximum grade differentials; *[Note: This is for correction purposes only]*
- 4. Title 18.08.160, "Recordation Time Limits," is hereby amended as follows:

18.08.100 TENTATIVE MAP REQUIREMENTS

- (A) If a final map is not approved and recorded within:
 - (1) Two years following the date of approval of the tentative map; or
 - (2) One year following the date of approval of a previously-recorded final map covering a portion of the tentative map; ~~or~~
 - ~~(3) One year following an extension of time granted pursuant to Section 18.08.170, the tentative map application and approval shall lapse and a new tentative map shall be required. Tentative maps are not eligible for an extension of time.~~ An extension of time may be granted in accordance with Title 18.08.170 only if application therefor is made prior to the expiration of the approval.
- (B) For a phased project, the first of a series of final maps covering a portion of the approved tentative map must be approved and recorded within two years following the date of approval of the tentative map. Subsequent final maps must be approved and recorded within one year following the date of the approval of the previously recorded final map, unless an extension is granted pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be terminated.
- 5. Title 18.08.170, "Recordation Extension of Time," is hereby amended as follows:

18.08.170 RECORDATION EXTENSION OF TIME

~~By delegation~~ Upon application, the Director may grant a single one-year extension of time within which to present and record a final map or any one of a series of final maps

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

covering a portion of the tentative map, ~~except that no extension may be granted if a final map, or the first in a series of final maps, is not recorded within two years following the date of approval of the tentative map.~~

6. Title 18.08.180, “Tentative Map Review Typical Process,” is hereby amended to include a revised Figure 1.

Please see the revised chart attached to the end of this report.

7. Title 18.12.160, “Intersections – Length,” is hereby amended as follows:

18.12.160 Intersections--Length.

Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The City Traffic Engineer may, at his discretion, allow separation distances different from those listed herein provided the applicant can demonstrate that the alternative design can safely accommodate traffic circulation.

8. Title 18.12.210, “Sight Clearance,” is hereby amended as follows:

~~18.12.210 SIGHT CLEARANCE~~ SIGHT VISIBILITY RESTRICTION ZONE (SVRZ).

A minimum sight visibility restriction zone ~~clearance for unobstructed vision~~ shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections in accordance with the latest Uniform Standard Drawing Clark County Area 201.2 (U.S.D.C.C.A.) or the latest edition of American Association of State Highway and Transportation Officials (AASHTO). The areas of unobstructed vision shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy shall be submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to this recorded document by book and instrument

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

~~number~~ City standards. ~~The areas of unobstructed vision shall be detailed on the final map or included by reference, and shall be noted as areas where improvements are restricted by City standards.~~ The requirement for unobstructed vision shall apply to the location of all public and private facilities and improvements as determined by the Director of Public Works. ~~All plans regarding drainage, grading, fence layout and other construction shall reflect compliance with the unobstructed vision requirement.~~

9. Title 18.12.470, “Fire Hydrants – Location,” is hereby amended as follows:

18.12.470 FIRE HYDRANTS – LOCATION.

Hydrants shall be located in conformance with applicable Standard Drawings and the ~~Uniform~~ Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

10. Title 18.24.010, “Adopted,” is hereby amended as follows:

18.22.010 ADOPTED

There are adopted, as part of this Chapter, ~~five~~ seven appendices, designated as Appendices “A,” “B,” “C,” “D”, ~~and~~ “E”, “F”, and “G” which are attached to the ordinance codified in this Chapter and copies of which shall be maintained in the office of the City Clerk and the Department of Planning and Development.

11. Subsection C(1) and C(2) of Appendix A, “Parcel Map Application Checklist,” are hereby amended as follows:

(C) Parcel Map Contents:

1. Certificate of ownership, granting of easements and dedication of ~~and easement dedication, dedicating easements,~~ alleys, streets, highways or other public ways as shown on the map (per Appendix ~~EF~~);
2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix ~~EF~~);

(No other changes to the remaining portions of Subsection C are proposed.)

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

12. Subsection A(8) of Appendix B, “Tentative Map Application Checklist,” is hereby amended as follows:

(A) Tentative Map Contents

8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, ~~and each block shall be numbered or lettered.~~ Letters may be used to identify common lots.

13. Section A of Appendix C, “Final Map Contents,” is hereby amended as follows:

(A) Final Map Contents

1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development, ~~or commercial subdivision or~~ mixed use commercial/residential condominium, if applicable).

(There are no changes to sections 2, 3, and 4.)

5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, ~~and each block shall be numbered or lettered.~~ Letters may be used to identify common lots.

(There are no changes to sections 6 through 13.)

~~14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.~~

~~14.15.~~ Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

~~15.16.~~ Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

16. Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

14. Appendix E, “Required Certificates (Final Map),” is hereby deleted in its entirety and amended as follows:

APPENDIX E

REQUIRED CERTIFICATES (FINAL MAP)

A. Owner’s Certificate

1. For residential subdivisions, the Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of 20__.

2. For commercial subdivisions, planned unit developments and condominium developments, the Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we)
am/are the owner(s) of the parcel of land which is shown upon the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Embarq, Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (This paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

3. For reversionary final maps, or reversions to acreage involving final maps, the Owner's Certificate shall be in substantially the following form:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this plat and does/do consent to the preparation and recordation of this plat for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

- (1.) Final Maps:

I, (name of surveyor) , a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant) .
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date of survey) .
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

(2.) Reversionary Final Maps:

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the (Reversionary) Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

(If a Reversionary Final Map, no monument statement is needed.)

City Surveyor, PLS

Date

D. Certificate of District Board of Health

This final map is approved by the Southern Nevada Health District. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a (public, private) water supply and (a community system, individual systems) for disposal of sewage.

Date

(Print name under signature)
Southern Nevada Health District

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

E. Certificate of Division of Water Resources

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

(Print name under signature)
Division of Water Resources

F. Certificate of Director of Planning and Development

(1.) Final Maps:

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

(Print name under signature)
Director of Planning and Development

(2.) Reversionary Final Maps:

This is to certify that the Director of Planning and Development, City of Las Vegas, Clark County, Nevada, on this ____ day of _____, 20__, did approve for the purposes of reverting to acreage, this map in conformance with N.R.S. 278.010 through 278.630, inclusive.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

Date

Director of Planning and Development
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

NOTE: Easement Recipients are not included on Reversionary Final Maps.

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by [name(s) of person(s)] .

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by [name(s) of person(s)] as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

15. Appendix F, "Required Certificates (Parcel Map)," is hereby added as follows:

APPENDIX F

REQUIRED CERTIFICATES (PARCEL MAP)

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

A. Owner's Certificate

1. The Owners Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that being the owner of the land which is shown hereon, does consent to the preparation and recordation of this parcel map, and has caused the land to be surveyed and platted into parcels and does hereby offer and dedicate to the City of Las Vegas, Nevada, its successors and assigns, all public streets and rights-of-way to and for the use of the public, and grants easements as shown hereon.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if trails exist)

Dated this _____ day of 20____.

2. For reversionary parcel maps, or reversions to acreage involving parcel maps, the Owner's Certificate shall be in substantially the following form:

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this map and does/do consent to the preparation and recordation of this map for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

(1.) Parcel Maps:

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a survey conducted under my direct supervision at the instance of _____ (owner or map applicant)_____.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on _____ (date of survey)_____.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government
agency per NAC 625.610(4)

(2.) Reversionary Parcel Maps:

I, (name of surveyor) , a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a survey conducted under my direct supervision at the instance of _____ (owner or map applicant)_____.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian).
3. This map complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor _____ *License/Registration No. and Seal _____
 *map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the (Reversionary) Parcel Map and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel) .

(If a Reversionary map, no monument statement is needed.)

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

(1) Parcel Maps:

I certify that this parcel was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

(Print name under signature)
Director of Planning and Development

(2) Reversionary Parcel Maps:

This is to certify that the Director of Planning and Development, City of Las Vegas, Clark County, Nevada, on this ____ day of _____, 20__, did approve for the purposes of reverting to acreage, this map in conformance with N.R.S. 278.010 through 278.630, inclusive.

Date

Director of Planning and Development
(Print name under signature)

E. Certificate of Acknowledgment

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by [name(s) of person(s)] .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by [name(s) of person(s)] as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed) .

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

16. Appendix G, “Required Certificates (Record-of-Survey For Boundary Line Adjustment),” is hereby added as follows:

APPENDIX G

REQUIRED CERTIFICATES

(RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT)

A. Owner’s Certificate

1. The Owners Certificate shown on the record-of-survey shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, and _____ do hereby certify that being the owners of the lands as shown hereon have caused a Boundary Line Adjustment survey to be performed as indicated hereon, and that we have examined and approved this plat and consent to and authorize the recordation of the same. Further, we agree to prepare and execute the required documents creating any and all easements as shown hereon and to execute all required documentation abandoning any existing easements affecting the lands shown pursuant to the provisions of NRS 278.010 through 278.630, inclusive. All taxes on the lands shown hereon have been

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

paid and all lenders and/or impound account holders for payment of taxes have been notified of the adjustment of the boundary line or the transfer of the lands shown hereon.

Dated this _____ day of 20__.

B. Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a field survey conducted under my direct supervision at the instance of (owner or map applicant). and is sufficient to locate and identify properly the proposed boundary line adjustment.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on (date of survey).
3. This map is not in conflict with the provisions of NRS 278.010 to 278.630 inclusive or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

_____ Name of Surveyor	_____ *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)	

C. City of Las Vegas Approval

This map has been approved for the purpose of Boundary Line Adjustment in accordance with the provisions of NRS 278.010 through 278.630, inclusive. This _____ day of _____, 20__.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

Director of Planning and Development

Date

City Surveyor

Date

D. Certificate of Acknowledgement

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by _____ [name(s) of person(s)] _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

This instrument was acknowledged before me on _____ (date) _____
by [name(s) of person(s)] as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

17. Title 19.08.030(B), “Vision Obstructions at Intersections,” is hereby deleted in its entirety, as are the associated Figures 1 and 3. All following sections and figures shall be renumbered accordingly.

B. Vision Obstructions at Intersections

~~As illustrated in Figure 1 below, no structure or landscaping may be constructed or permitted between three and seven feet above grade within the sight distance setback established by Figure 3 and its accompanying table. However, this restriction shall not apply to lighting, sign posts, or tree trunks.~~

18. Title 19.12.030(A)(1), “Landscape Required,” is hereby amended as follows:

(A) Landscape Required.

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, ~~established in this Chapter. Figures referred to in this Chapter are set forth in LVMC 19.12.080.~~ as set forth in LVMC 19.12.080, 18.12.210 and 13.48.040.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 42 – TXT-18023

CONDITIONS – Continued:

19. Title 19.12.030(D), “Maintenance,” is hereby amended as follows:

(D) Maintenance.

Property owners shall maintain all walls in good structural and finish condition. All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living plants. [The property owner must maintain landscape in accordance with LVMC 18.12.210 and 13.48.040.](#)

20. Title 19.18.050(G)(2)(b), “Drawings and Plans Required,” is hereby amended as follows:

- b. Drawings and Plans Required.** Plans describing the proposed development of the property shall be submitted as required by the Director. Complete working drawings are not necessary; however, proposed structures (including building elevations), streets, driveways and access points, [site visibility restriction zones](#), on-site circulation and parking, walls, landscaping, building materials, dumpster locations and other improvements must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances. Floor plans are not normally required. For any development site where twenty percent or more of the aggregate site has a slope of natural grade above four percent, a cross section must be submitted. Each cross section must extend a minimum of one hundred feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures; the maximum grade differentials; and the elevations of existing and proposed conditions.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

VINCENT JAMES WALTER RUSSELL, 1301 Sunset Road, Henderson, requested assistance as the City of Henderson was not helping him.

CHAIRMAN DAVENPORT explained the City of Las Vegas has no jurisdiction over the City of Henderson.

COMMISSIONER GOYNES suggested MR. RUSSELL seek assistance from his Congressional representatives since the Planning Commission had no authority to take action in his situation.

TODD FARLOW, 240 North 19th Street, emphasized the importance of sustainable growth and encouraged the Commissioners to read an article related to environmentally-friendly development. MARGO WHEELER, Director of Planning and Development Department, assured MR. FARLOW that she would provide copies of the article to the Commissioners.

MEETING ADJOURNED AT 10:00 P.M.

Respectfully submitted:

YDOLEENA YTURRALDE, DEPUTY CITY CLERK

CARMEL VIADO, DEPUTY CITY CLERK